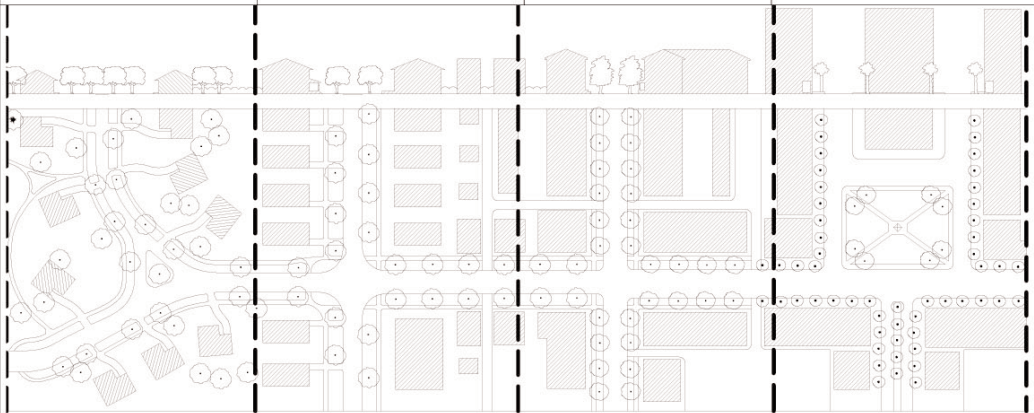


Haynie-Sirrinc Neighborhood Code				
2.0 DISTRICT STANDARDS	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CORE (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
2.1 TRANSECT DIAGRAM - HAYNIE-SIRRINE NEIGHBORHOOD				
2.2 DESCRIPTION	The <b>Neighborhood Edge</b> zone is the least dense, most purely residential zone of the neighborhood generally accommodating single and two-family uses.	The <b>Neighborhood General</b> zone is mixed in function, but principally residential in character. It is the largest area of the neighborhood.	The <b>Neighborhood Center</b> zone is the dense multifunctional social condenser of the neighborhood at a central location within walking distance of the surrounding, primarily residential, areas. The primary focus is at the intersection of Haynie Street/Pearl Avenue and Church Street with secondary locations along Church Street and at the intersection of University Ridge and Cleveland Street.	The <b>University Ridge Village Center</b> is the most dense business, service, and institutional center as it is shared by many neighborhoods in the southwest sector of the Downtown area. This specific Village Center serves as a primary employment center accommodating larger floorplate office buildings in close proximity to surrounding thoroughfares and the County Square Government Center.

*Transect image appears courtesy of Duany Plater-Zyberk & Company*

### 3.0 Implementation

### 3.1 Neighborhood Code

Because the Master Plan is a realistic build-out study rather than a firm development proposal, it is necessary to enact a new Code specific to the tenets of the plan. The City is in the process of preparing a new Unified Development Ordinance. Yet, this project is not expected to introduce design elements that are specific to this Master Plan.

This Neighborhood Code has been established with the intent of providing for the development as shown in the Master Plan, but has the inherent flexibility to adapt to future market conditions and more site-specific studies. Also, the Code is intended to provide predictability and assurance to potential investors that any future development will be consistent with the Master Plan.

To that end, the Code uses a matrix of Building Types with discrete design requirements and Neighborhood Zones. The design of these buildings should build upon the

Uses permitted are identified, but are secondary to the type of buildings in which they will operate. In addition, this Code includes specific regulations for Open Space, Streets, Parking, Lighting, Signage, and Landscaping.

The Code is proposed to be implemented and a new Zoning District entitled “Haynie-Sirrinc Neighborhood”

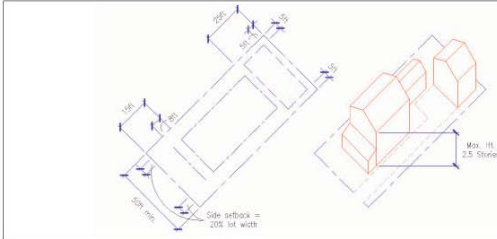
## Haynie-Sirrinc Neighborhood Code

### 4.1 DETACHED HOUSE – TYPE A (STREET LOT)

*Description: The detached house is the predominant building type in the City of Greenville. It is flexible in use (where permitted), accommodating single family uses, multi-family uses up to four units, home occupations, professional offices, and limited retail uses. When other building types are integrated with Detached Houses, the scale of the Detached House shall control (exceptions: Civic Buildings).*

*Applicability: The street lot is a medium or large sized lot that provides primary vehicular access from the street. The use permitted within the building is determined by the Zone in which it is located.*

#### 1. LOT REQUIREMENTS



**Setbacks:** Front yard and side yard setbacks for structures on infill lots shall generally be equal to the average setbacks for all principal structures within 300 ft or one block length (whichever is greater). Where no frontage condition currently exists, the build-to line and/or setbacks shall be as follows:

**Front Build-To Line:** 15 ft

**Sides:** The total of both side setbacks shall equal 20% of the lot width at the frontage line, but shall not be less than 6 feet, except in new developments, where the entire setback may be allocated to one side.

**Rear:** 15 ft

**Minimum Lot Width:** 50 ft  
**Maximum Height:** 2 1/2 Stories (as measured from the fronting street)

**Encroachments:** Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 12 ft.

**Building Lot Coverage (Maximum):** 50%

**Accessory Structures:**

**Side/Rear Setback:** 3 ft

**Maximum Footprint:** 650 sq ft

**Maximum Number of Structures:** 1

**Maximum Height:** 2 Stories

#### 2. ARCHITECTURAL REQUIREMENTS

##### A. General Requirements

1. Usable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the house. Usable front porches are at least 6 feet deep and extend more than 50% of the facade.
2. Garages with front loading bays shall be recessed from the front facade of the house and visually designed to form a secondary building volume. All garages with more than two bays shall be turned such that the bays are not visible from the street. At no time shall the width of an attached garage exceed 40% of the total building facade.
3. Fences or walls shall be no greater than 8 feet in height behind the front building line. Fences shall be no greater than 4 feet in height and walls no greater than 3 feet in height in the front yard setback.
4. Garage doors are not permitted on the front elevation of any detached house on a lot less than 50 feet wide.
5. All front entrances shall be raised from the finished grade (at the curb or sidewalk) a minimum of 1 1/2 feet. (Exceptions may be granted by the Planning Commission to accommodate accessibility for the elderly/disabled on a site by site basis.)

##### B. Materials

1. Residential building walls shall be wood clapboard, wood shingle, wood drop siding, painted board, wood board and batten, brick, stone, stucco, vinyl, or similar material. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure.

2. Garden walls may be of brick, stone or stucco matching the principal building. Front yard fences shall be wood picket or wrought iron only. Side and rear yard fences may be chain link, wood, wrought iron, or similar material. All side and rear yard fences over 4 ft in height shall be wood or similar material unless landscaped from view by adjacent properties using trees, hedges, ivy or similar plant material.
3. Residential roofs shall be clad in wood or asphalt shingles, clay tile, or standing seam metal (copper, zinc, or terra) or materials similar in appearance and durability.

##### C. Configurations

1. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 4:12.
2. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
3. Exterior chimneys visible from public streets shall be finished in brick or stucco.
4. The crawlspace of buildings shall be enclosed.

##### D. Techniques

1. Overhanging eaves may expose rafters.
2. Flush eaves shall be finished by profiled molding or gutters.
3. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.



Single Family



Duplex



Limited Retail



Restaurant



Quadplex

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with four sub-zones that regulate the form and intensity of development. referred to as the Neighborhood Edge, the Neighborhood General, the Neighborhood Center, and the University Ridge Village Center.

The City should also investigate amending the subdivision process to place development proposals consistent with this Master Plan on the “top of the stack” as a further development incentive.

This Code is included as Appendix B.

## 3.0 Implementation